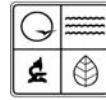


Welsh Baby Carriage

1535 S. 8th Street, St. Louis



Missouri
Department of
Natural Resources

BACKGROUND

Based on historical information, this two-acre site was developed in 1875. Past usage of the site included an institution for the insane, a shoe factory and a baby carriage factory. The site has most recently been used as a warehouse for a horror novelties company and for the staging of a haunted house.



CONTAMINANTS

Based on the results of previous site investigations, the site was found to contain asbestos containing material and lead-based paint within/on the structure. PCB contamination was noted on the concrete surface near the generator area. One UST used to store heating oil was identified during the investigation work. It was believed that two more USTs may have been present near the located tank.



ASSISTANCE

This site received \$927,000 in Brownfields State Remediation Tax Credits. In addition, the City of St. Louis granted \$4,550,000 in Tax Increment Financing over a 23-year period.

PROTECTION

Asbestos, PCB-containing fluorescent light ballasts, and lead-based paint were removed from the structures. In addition, two UST's were removed along with 10,213 tons of contaminated soil.

INVESTMENT AND RESULTS

\$32,000,000 has been invested in redeveloping this property. 60 jobs were expected to be created.

TIMELINE

Application Received: 2 December 2003
RAP Approved: 14 January 2004
Remediation Started: 12 April 2004
Completion Certificate: 15 November 2005

REDEVELOPMENT SUMMARY

Phase I development includes 132 one- and two-bedroom apartments with rents ranging from \$775-\$1,200 per month. Features include 14-16 foot high ceilings, exposed brick walls, and many exposed wood beams. In addition, there is an outside pool. 21,000 square feet of the building is allotted for commercial space. Phase II development includes renovation of other buildings into mixed-use buildings. A 500 percent increase in property value after redevelopment was predicted in the granting of the TIF.

